

BK 0397 PG 0758

WARRANTY DEED

IN CONSIDERATION of the sum of ten dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned **R. R. MORRISON & SON, INC.**, a Mississippi Corporation, (the "Grantor") does hereby convey and warrant unto **BP EXPLORATION & OIL, INC.**, an Ohio corporation, qualified and in good standing in the State of Mississippi, that certain parcel of land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

That certain tract or parcel of land known as 1st Revision, Lot No. 1, Section "A", Holiday Crossing Planned Unit Development, as shown by plat recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Plat Book 74, Page 11, all lying and being situated in Section 26, Township 1 South, Range 6 West in Desoto County, Mississippi, further described by metes and bounds, viz:

STATE MS.-DE SOTO CO.
FILED

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W.E. DAVIS CH. CLK.

Beginning at a found iron pin at the intersection of the west line of 1st Revision, Lot No. 1, Section "A", Holiday Crossing Planned Unit Development recorded in Plat Book 74, Page 11 and the north right-of-way line of Goodman Road Bypass (250' R.O.W.); thence north 05 degrees 26 minutes 36 seconds east with the west line of said property recorded in Plat Book 74, Page 11 and an east line of Lot 5, Holiday Crossing, A Planned Unit Development recorded in Plat Book 72, Page 33, 192.39 feet to a set 1/2" rebar with plastic cap in the north line of said property recorded in Plat Book 74, Page 11 and the south line of said Lot 5 recorded in Plat Book 72, Page 33; thence south 88 degrees 34 minutes 23 seconds east with the north line of said property recorded in Plat Book 74, Page 11 and a south line of said Lot 5 recorded in Plat Book 72, Page 33, 250.09 feet to a set 1/2"

rebar with plastic cap in the east line of said property recorded in Plat Book 74, Page 11 and the west line of Hacks Cross Road; thence southwardly with the east line of said property recorded in Plat Book 74, Page 11 and the west line of said Hacks Cross Road the following calls: a curve to the left having a radius of 2924.79 feet, delta angle of 02 degrees 12 minutes 30 seconds, chord distance of 112.72 feet, chord bearing of south 06 degrees 07 minutes 10 seconds west and a curve distance of 112.73 feet to a set 1/2" rebar with plastic cap; south 05 degrees 00 minutes 55 seconds west, 95.13 feet to a found concrete monument in the south line of said property recorded in Plat Book 74, Page 11 and the north right-of-way line of said Goodman Road Bypass; thence westwardly with the south line of said property recorded in Plat Book 74, Page 11 and the north right-of-way line of said Goodman Road Bypass the following calls: south 89 degrees 20 minutes 19 seconds west, 198.97 feet to a found concrete monument and a point of curvature; a curve to the right having a radius of 3694.72 feet, delta angle of 00 degrees 50 minutes 41 seconds, chord distance of 54.47 feet, chord bearing of north 64 degrees 02 minutes 12 seconds west and a curve distance of 54.48 feet to the point of beginning and containing 52,140 square feet or 1.197 acres of land, and being the same property conveyed to R. R. Morrison & Son, Inc. by deeds recorded in Book 370, Page 650 and Book 333, Page 463 in the office of the Chancery Clerk of DeSoto County, Mississippi.

TOGETHER WITH all buildings and fixtures thereon (other than abandoned underground storage tanks and associated product piping systems) and all easements, privileges, licenses and rights appurtenant or related thereto, including without limitation any deed restrictions on nearby property, and further including without limitation that certain 50 foot ingress egress easement which adjoins the above-described property to the north, as depicted in Plat Book 74, Page 11, and Plat Book 72 at Page 33 of the Land Records of DeSoto County, Mississippi.

This conveyance, and the warranty hereof, is subject to any and all oil, gas and other mineral leases, reservations, royalty transfers or conveyances presently outstanding and of record affecting the above described property.

This conveyance, and the warranty hereof, is further subject to those certain covenants promulgated within that certain instrument styled "Declaration of Covenants, Conditions and Restrictions" dated April 4, 1996, filed for record in the office of the Chancery Clerk of DeSoto County, Mississippi and recorded therein in Book 298 at Page 726 as further amended and modified within instrument recorded in Book 370 at Page 650 and further subject to any easements and building setback lines as shown on the recorded plat of Holiday Crossings Subdivision as per plat thereof recorded in Plat Book 52 at Page 49 of the Land Records in the office of the Chancery Clerk of DeSoto County, Mississippi.

This conveyance, and the warranty hereof, is further subject to any matters depicted upon the survey of Douglas C. Swink dated May 18, 2001.

Ad valorem taxes for the year 2001 have been prorated as of the date hereof and shall be paid by the Grantee herein when due.

WITNESS THE SIGNATURE OF THE UNDERSIGNED, this, the 9th day of

August, 2001.

R. R. MORRISON & SON, INC., a
Mississippi Corporation

BY: R. R. Morrison III
R. R. Morrison, III, Vice President

STATE OF MISSISSIPPI
COUNTY OF WARREN

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Robert R. Morrison, III, who acknowledged he is Vice President of R. R. MORRISON & SON, INC., a Mississippi corporation, and that in such capacity and for and on behalf and in the name of said of R. R. MORRISON & SON, INC. and by the authority and direction of R. R. MORRISON & SON, INC, he signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned all as an act and deed of said R. R. MORRISON & SON, INC, having been first duly authorized by such corporation so to do.

GIVEN under my hand and official seal, this 9th day of August, 2001.

Virginia Brown
Notary Public

My Commission Expires: 11-22-2004

GRANTEE: Address: c/o Ernst & Young Property Tax, P. O. Box 06529, Chicago, IL 60606-0529
Telephone No.(RES.) N/A (BUS.) 216-271-8138

GRANTOR: Address: 4920 Highway 61 South, Vicksburg, MS 39180
Telephone No.(RES.) N/A (BUS.) 601-636-2471

INDEX: 1st Revision, Lot 1, Sec. "A", Holiday Crossings Subdivision, Part Section 26, Township 1 South, Range 6
West DeSoto County, Mississippi

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